

7242, River Birch,
Street, Tipp City,
OH, 45371

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<https://www.flourishteam.com>



\$414,900



Welcome home to this exceptional 5-bedroom, 3 1/2-bath residence in the highly sought-after Carriage Trails Community, where comfort seamlessly meets luxury. Step inside and experience a spacious interior filled with high-end finishes and numerous upgrades. The main level features a stunning upgraded kitchen, complete with gorgeous granite countertops, an island, and top-of-the-line appliances, plus tiled [...]

- 5 beds
- 4.00 baths
- Single Family
- Residential
- Active
- 3284 sq ft

Rooms & Units Description

Rooms Total: 14

Room Count: 14

Number Of Full Baths On Level Lo: 1, 0 **Number Of Half Baths On Level 1:** 1

Number Of Full Baths On Level 2: 2



Location Details

County Or Parish: Miami

School District:
Bethel

Directions: From I70, North on Brandt Pike. West on Carriage Trails Parkway. Left on River Birch St. From I70, North on Old Troy Pike. East on Carriage Trails Parkway. Right on River Birch St.

Zoning: Residential

Property Details

Lot Dimensions: 50x120

Parcel Number: P48002689

Construction Type: Brick,Frame,Vinyl

Levels: 2 Story

Subdivision Name: Carriage Trails Sec 3

Distressed Property: None

Transaction Type: Sale

Property Features

Outside Features: Deck,Fence,Porch,
Deck,Fence,Porch

Inside Features: Gas Water Heater,High Speed
Internet,Paddle Fans,Smoke Alarm(s),Walk in
Closet

Utilities: 220 Volt Outlet,City Water,Natural
Gas,Sanitary Sewer

Appliances: Dishwasher,Garbage
Disposal,Microwave,Range,Refrigerator

Basement: Finished,Full

Windows: Double Hung

Heating: Forced Air,Natural Gas

Cooling: Central

Kitchen Features: Granite
Counters,Island,Open to Family Room,Pantry

Fireplace: Electric,Two

Garage: 2 Car,Attached,Opener,Overhead
Storage,Storage

Miscellaneous

HOA Condo Fee: 75.00

HOA Fee Frequency: Quarterly

Taxes Semi Annual: 2091.00

Assessments: included



Courtesy of

Office Name: Coldwell Banker Heritage

Agent Email: Lisa@LisaNishwitz.com

Agent Name: Lisa Nishwitz

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